



**BISCAYNE BAY**

CBS	CONCRETE BLOCK STRUCTURE
CL	CENTERLINE
CO	CLEAN OUT VALVE
CONC.	CONCRETE
LB	LICENSE BUSINESS
MN&W	MAGNETIC NAIL AND WASHER
(C)	CALCULATED
(P)	PLATTED
R/W	RIGHT OF WAY LINE
MW	MONITORING WELL
WM	WATER METER
PB	PLAT BOOK
PG.	PAGE
○	SIGN
—○—	WOOD POWER POLE
R	RADIUS
L	LENGHT
Δ	CENTRAL ANGLE
CHB	CHORD BEARING
CHD	CHORD DISTANCE

TYP.  TYPICAL MAILBOX



LOTS 9 THRU 11 OF OCEAN SIDE SECTION OF THE ISLES OF NORMANDY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT.

BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON THE CENTERLINE OF BAY DRIVE, HAVING A BEARING OF N86°47'31"E, A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION. DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON. THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED. THE LOCATION OF UTILITIES ON OR ADJACENT TO THE PROPERTY WAS NOT SECURED. THE SURVEYOR HAS PREFORMED NO SUBSURFACE INVESTIGATION OR DETERMINED THE LOCATION OF UNDERGROUND FOOTERS.

RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE RECORDED PLAT. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS ARE SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN AS SHOWN ON THE UNDERLYING RECORD PLAT OR AS STATED IN THE LEGAL DESCRIPTION OR AS NOTED IN THE RECORDED DOCUMENTS PROVIDED TO THE SURVEYOR.

ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ELEVATIONS ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK THE SAME BEING A BRASS DISC, LOCATED ON NORMANDY DRIVE AND RUE VENDOME, SET IN TOP OF THE SW CORNER OF A SEWER PUMPING STATION, 44' SOUTH OF THE SOUTH CURB LINE OF NORMANDY DRIVE, 23.4 FEET EAST OF THE EAST CURB OF RUE VENDOME, ELEVATION 2.96 FEET NAVD'88.

DIFFERENCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE CALCULATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS MAP NO. 12086C0307L, COMMUNITY NO. 120651 (CITY OF MIAMI BEACH), REVISED DATE: SEPTEMBER 11, 2009. SAID MAP DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 8.0 FEET.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/20" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

LAST DATE OF FIELD SURVEY: AUGUST 7TH, 2022.

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS MAP OR PLAT OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.051 AND 5J-17.052 AND IS A "BOUNDARY SURVEY" AS DEFINED IN SECTION 5J-17.050(1)(B).

COLLIERS ENGINEERING AND DESIGN

PROFESSIONAL SURVEYOR &amp; MAPPER # 7156

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FOR  
BAY DRIVE  
MI BEACH  
IDA 33141

LOTS 9-11  
BLOCK 13  
PLAT BOOK 25  
PAGE 60

MIAMI-DADE COUNTY  
FLORIDA

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SCALE: AS SHOWN	DATE: 08/10/22	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 22009890A		DRAWING NAME: 22009890A BNDY SURVEY	

BOUNDARY SURVEY

SHEET NUMBER: 1 of 1

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**